

**CITY PLANNING COMMISSION
MINUTES
SEPTEMBER 12, 2017**

1. CALL TO ORDER – DeMasi called the meeting to order at 6:00 P.M.

2. ROLL CALL

Members Present: Crawford, Danielson, DeMasi, Holm, Holtz, Milford, Nelson, Rew, Wolf, VanHouten
Absent: Blackman
Vacancy: None
Staff: Garrett, Gibbons, Meeks and Wade

3. ADOPTION OF AGENDA

Motion by Rew, second by Milford to adopt the agenda as presented. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF AUGUST 8, 2017 MEETING

Motion by VanHouten, second by Danielson to adopt the agenda as presented. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION – Gibbons

6. REVIEW OF MEETING PROCEDURES – DeMasi

7. PUBLIC HEARINGS - (*Refer to the taped recording of these proceedings for official verbatim minutes*)

- A. CASE #ZC-17-004: Public hearing on the request of Morris Excavating Company, to rezone the NW1/4 SW1/4 of Section 17-74-43, except state right-of-way along with part of the SW1/4 SW1/4 of Section 17-74-43, except state right-of-way and railroad lying north of the railroad right-of-way; from A-2/Parks, Estates and Agricultural District to I-2/General Industrial District. Location: Lying between I-29 and 192nd Street, north of property commonly known as 13038 192nd Street.

The following members of the public spoke in favor of the request:

John Jerkovich 535 West Broadway, Suite 100, Council Bluffs, IA, spoke on behalf of the request for the property owner, and a potential buyer. Jerkovich described the location of the subject property and stated the rezoning is necessary for the proposed industrial use. Jerkovich stated that the property may be subdivided and developed further in the future, but there are no specific plans at this time.

Andrew Morris, 10566 Woodland Trail, Council Bluffs, IA, addressed the Commission as the potential buyer and discussed the proposed contractor shop and salvage operation and the overall use of the site. Morris stated it is a family business that has grown beyond their current space. Morris also made himself available to answer any questions from the Commission.

There were no additional members of the public to speak in favor, or in opposition to the proposal.

Rew asked questions regarding the size of the company's fleet of vehicles, how the site would be accessed, and what future plans for the site would be. All of the questions were answered by Morris.

Gibbons specified that the salvage and crushing operation requires a conditional use permit, and is schedule to be reviewed by the Zoning Board of Adjustment in November.

The Commission asked some additional questions regarding the aggregate piles, to which Morris responded he will install screening and landscaping to prevent them from being an eyesore.

Motion by Nelson, second by Milford to recommend approval to rezone the NW1/4 SW1/4 of Section 17-74-43, except state right-of-way along with part of the SW1/4 SW1/4 of Section 17-74-43, except state right-of-way and railroad lying north of the railroad right-of-way; from A-2/Parks, Estates and Agricultural District to I-2/General Industrial District as per staff's recommendation.

VOTE: AYE–Crawford, Danielson, DeMasi, Holm, Holtz, Milford, Nelson, Rew, Wolf, and VanHouten
NAY – None. ABSTAIN – None. ABSENT – Blackman. Motion carried.

- B. CASE #SUB-17-006: Public hearing on the request of T S Development, LLC for preliminary plan approval for a 19-lot residential subdivision to be known as Whispering Oaks Subdivision, Phase 2, legally described as being part of the SE1/4 NE1/4 of Section 5-74-43, City of Council Bluffs, Pottawattamie County, Iowa. Location: North of Greenview Road and west of Franklin Avenue.

VanHouten abstained from the request.

The following member of the public spoke in favor of the request:

Charles Huddleston, Schemmer Associates, 928 Valley View Village, Suite 12, Council Bluffs, IA 51503 spoke on behalf of the request. Huddleston described the layout of the proposal, the access point to Greenview Road, and the desire of the developer to maintain as many existing and mature trees as possible.

The following member of the public made comments regarding the request:

Jim Wayman, 106 Dorset Avenue, Council Bluffs, IA, stated that he was not in favor, nor opposed to the request, but has concerns regarding water runoff from the proposed subdivision through Wilshire Heights. Wayman acknowledged similar concerns have previously been voiced, and wanted to verify that the subdivision will comply with all city stormwater management requirements.

No one else from the public spoke in favor or in opposition of the request.

The Planning Commission members asked questions and discussed the request.

Huddleston stated that the subdivision drains in the opposite direction of Wilshire Heights, but future development will present all required entitlements, including traffic and drainage studies.

Motion by Crawford, seconded by Holm to approved the request of T S Development, LLC for preliminary plan approval for a 19-lot residential subdivision to be known as Whispering Oaks Subdivision, Phase 2, legally described as being part of the SE1/4 NE1/4 of Section 5-74-43, City of Council Bluffs, Pottawattamie County, Iowa, per recommendations and conditions outlined in the staff report.

VOTE: AYE – Crawford, Danielson, DeMasi, Holm, Holtz, Milford, Nelson, Rew, and Wolf
NAY – None. ABSTAIN – VanHouten. ABSENT – Blackman. Motion carried.

- C. CASE #SUB-17-007, CASE #ZC-17-005 and CASE #PR-17-003: Combined public hearing on the request of 92 Investments, LLC, represented by John Jerkovich, for 1) preliminary plan approval for a 39-lot residential subdivision to be known as New Horizon Subdivision, Replat 2, being a replat of Lot 2, New Horizon Subdivision, Replat 1; and 2) to rezone said property from R-1/Single-Family Residential District to R-2/Two Family Residential District and R-3/Low Density Multi-Family Residential District; and 3) to append a PR/Planned Residential Overlay over the same. Location: East of Valley View Drive and south of College Road.

Holtz and Rew abstained from the request.

The following member of the public spoke in favor of the request.

John Jerkovich on behalf of 92 Investments, 535 West Broadway, Suite 100, Council Bluffs, IA, stated that he and his team have worked with neighboring property owners since purchasing the property, and have been working on extending utilities in recent years. Jerkovich stated he is very happy with the partners on this project, and feels that the townhomes provide a good housing alternative in the community.

Rhonda Distefano, Vice President of Construction and Facilities with Immanuel Pathways, 8402 Molokai Drive, Papillion, NE, described the service Immanuel Pathways performs, and discussed a timeline and goals for the proposed senior housing project.

No one from the public spoke in favor or in opposition of the proposal.

Wolf asked if there are any traffic concerns with this proposal. Luke Weatherly, Olsson Associates, 2111 South 67th Street, Omaha, NE, stated they met with city staff, and determined a traffic study was not warranted at the time of proposal.

Gibbons stated that prior to the meeting he received an email from Matthew Gronstal, with St. Patrick's Church, and indicated they are in favor of the project. Gibbons also clarified that item 1-E in the staff report applies to all outlots, and all sidewalks should be installed at the time of street installation.

Motion by VanHouten, seconded by Wolf to approve the request of 92 Investments, LLC for 1) preliminary plan approval for a 39-lot residential subdivision to be known as New Horizon Subdivision, Replat 2, being a replat of Lot 2, New Horizon Subdivision, Replat 1; and 2) to rezone said property from R-1/Single-Family Residential District to R-2/Two Family Residential District and R-3/Low Density Multi-Family Residential District; and 3) to append a PR/Planned Residential Overlay over the same, per the recommendation and condition outlined in the staff report.

VOTE: AYE – Crawford, Danielson, DeMasi, Holm, Milford, Nelson, VanHouten, and Wolf
NAY – None. ABSTAIN – Rew and Holtz. ABSENT – Blackman. Motion carried.

- D. CASE #ZT-17-004: Public hearing on the request of QRS Investments, LLC to amend Section 15.15.030 of the Municipal Code by adding 'Warehousing and Distribution, limited' as a conditional use permit in the C-2 Commercial District.

Holtz and Rew abstained from the request.

The following members of the public spoke in favor of the request.

Greg Johnson, 1851 Madison Avenue, Council Bluffs, IA, spoke as a representative of the applicants. Johnson stated that the intent of this amendment is to allow Echo Group to expand its current space, and has a purchase agreement in place to do so. Johnson stated that there is not an abundance of warehousing space available, and this would be the preferred outcome.

No one from the public spoke in favor or in opposition of the proposal.

- E. Motion by Crawford, seconded by Danielson to approve the request of QRS Investments, LLC to amend Section 15.15.030 of the Municipal Code by adding 'Warehousing and Distribution, limited' as a conditional use permit in the C-2 Commercial District, per staff's recommendations.

VOTE: AYE – Crawford, Danielson, DeMasi, Holm, Milford, Nelson, VanHouten, and Wolf
NAY – None. ABSTAIN – Rew and Holtz. ABSENT – Blackman. Motion carried.

8. OTHER BUSINESS (*Refer to the taped recording of these proceedings for the official verbatim minutes*)

- A. South Point Subdivision, Phase 2 Subdivision- Request for Extension.

The following members of the public spoke in favor of the request.

Matt O'Reilly, President of the Council Bluffs Industrial Foundation, 149 West Broadway, Council Bluffs, IA spoke on behalf of the request. O'Reilly stated they request the extension in order to continue development of the area, and there are no changes at this time.

All were in favor in a voice vote. The motion carries.

- B. City Council update – Wade provided an update of City Council actions relative to recent planning cases.
- C. Other items of interest – None.

9. ADJOURNMENT – DeMasi adjourned the meeting at 6:38 P.M.

The recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Planning Commission. The recording of this proceeding is incorporated into these official minutes of this Commission meeting as if they were transcribed herein.